VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: April 9, 2026

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE: Discussion and Direction for Parcel Located at 15161 SW 169th Avenue Indiantown

SUMMARY OF ITEM: Early last year, staff was given permission to pursue an appraisal for the property located at 15161 SW 169th Avenue in Indiantown (property), which is presently owned by the Martin County School Board (School Board). The appraisal would provide information necessary to make a formal offer on the property which is not being utilized any longer by the School Board. Staff initiated an appraisal for the 0.78-acre site, and received an appraisal based upon highest and best use, the value was $240,000. Staff communicated with the appraiser and expressed that the highest use (neighborhood mixed-use) would not be applicable as the site would be acquired to expand the recreational activities for the Village. The appraiser revised the initial appraisal based upon the parcel being recreational, to a value of $125,000. Staff received permission from the Village of Indiantown Council (Council) to make an offer of $100,000 due to the demolition that would be required on the building at the site in order to make the site functional for recreational purposes.

Staff sent Mr. Maine, Superintendent for Martin County Schools, a letter on November 5, 2025 making the offer of $100,000 for the property. Staff was informed that the School Board was planning on having a workshop to discuss numerous School Board owned properties that should be considered for disposition. The workshop was held in February 2026. Staff received an email from Dr. Tracey Miller that the School Board had received an appraisal on the property and the Village should re-evaluate their offer based upon what the School Board appraisal recently received. The School Board's appraisal recently received, identifies the market value to be $220,000.

Staff is requesting the Council discuss and provide direction as to how to proceed: what would be a fair price to

counteroffer the School Board for the property or decide to no longer pursue the acquisition.

FISCAL IMAPCT STATEMENT:	Funding for the acquisition was planned to be from the additional one-half cent infrastructure sales tax which can only be used for infrastructure (capital) projects.
RECOMMENDATION:	The Council discuss and provide staff direction.
PREPARED BY:	Taryn Kryzda DATE: 04/03/26

ATTACHMENTS:
Description
15161 SW 169th initial appraisal.pdf
15161 169th street revised.pdf
letter to superintent on property.pdf
15161 SW Charleston School Board.pdf